

# **P L A N N I N G C O M M I S S I O N**

## **ACTION MINUTES**

**TUESDAY, March 16, 2004**

Chair Gibson called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

### **1. ROLL CALL:**

Present, Commissioners: Gibson, Parsons, Frautschi, Dickenson, Long, Horton, Wozniak

Absent, Commissioners: None

Present, Staff: Community Development Director Craig Ewing (CDD), Finance Director Thomas Fil (FD), Principal Planner Carlos de Melo (PP), Zoning Technician Brian Froelich (ZT), Attorney Jean Savaree (CA), Recording Secretary Rachel Szabó (RS).

### **2. AGENDA AMENDMENTS: None**

### **3. COMMUNITY FORUM (Public Comments): None**

### **4. CONSENT CALENDAR:**

#### **4A. 2-3-04 Planning Commission Minutes**

**MOTION: By Vice Chair Parsons, second by Commissioner Dickenson, to accept the minutes of February 3, 2004.**

**Ayes: Parsons, Dickenson, Frautschi, Long, Gibson, Horton, Wozniak**

**Noes: None**

**Motion passed 7/0**

#### **4B. 1549 Molitor Road – Revised Resolution and COA's from Planning Commission Meeting of 3-2-04.**

**MOTION: By Commissioner Frautschi, second by Commissioner Dickenson, to accept the revised Resolution and Conditions of Approval for 1549 Molitor Road.**

**Ayes: Frautschi, Dickenson, Parsons, Long, Gibson, Horton, Wozniak**

**Noes: None**

**Motion passed 7/0**

#### **5A. PUBLIC HEARING – 510 Chesterton Avenue**

**To consider a Single Family Design Review to add 456 square feet to the existing first floor and a new 723 square foot second floor to an existing 1,380 square foot single-family residence for a total of 2,558 square feet that is below the zoning district permitted 2,665 square feet for this site.**

**(Appl. No. 03-0127)**

**APN: 040-282-060; Zoned: R-1C (Single Family Residential)**

**CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(2)(a & b)**

**Applicant: Mark Stillwell**

**Owners: Rudy and Kathy Navarez**

ZT Froelich summarized the staff report, recommending approval of the project and answering questions from the Commission.

Mark Stillwell, Applicant, was available to answer questions.

C Frautschi asked the Applicant if the Owners would consider widening the Garage by 3 feet. The Applicant replied that the owners would consider thinking about the suggestion.

Chair Gibson opened the public hearing. No one came forward to speak.

**MOTION: By Vice Chair Parsons, second by Commissioner Dickenson, to close the Public Hearing. Motion Passed.**

**MOTION: By Commissioner Long, second by Commissioner Dickenson, Approving the Single Family Design Review for 510 Chesterton Avenue with the condition that the applicant insert a 15 gallon tree of the Department of Parks and Recreations choosing, into the front yard space to help minimize bulk.**

**Ayes: Long, Dickenson, Frautschi, Parsons, Wozniak, Horton, Gibson**

**Noes: None**

**Motion Passed 7/0**

#### **5B. PUBLIC HEARING – 2825 Newlands Avenue**

**To consider a Single Family Design Review to construct a 1,085 square foot addition to the existing 1,545 square foot residence for a total of 2,630 square feet that is below the zoning district permitted 3,500 square feet for the site.**

**(Appl. No. 03-0114)**

**APN: 043-272-020; Zoned: R-1B (Single Family Residential)**

**CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(2)(a & b)**

**Applicant: Debra Cox**

**Owner: Lorraine Lapier**

PP de Melo summarized the Staff Report, recommending approval of the project and was available to answer questions from the Commission.

Vice Chair Parsons asked staff to quickly review what the Zoning Code stated regarding parking pads.

PP de Melo stated that the parking pad on this subject site is entirely within public land. The Commission's discretion is only within the private property. He added that the Owners are proposing changes to the driveway and because of this, will need to obtain an encroachment permit.

Eric Lapier, Owner, approached the lectern and assured the Commission that their neighbors all approved of the project.

Chair Gibson opened the Public Hearing. No one came forward to speak.

**MOTION: By Commissioner Wozniak, second by Commissioner Dickenson, to close the Public Hearing. Motion Passed.**

Discussion ensued. Commissioner Frautschi stated that he felt the project looked quite bulky. He added that he was troubled with the fact that the project was slated to have 2 family rooms and one living room, and at the same time would be reducing the size of the garage.

CDD Ewing interjected that the Commission could stipulate as a condition of approval, that these rooms could not be converted into bedrooms.

Vice Chair Parsons commented that he supported the idea that the conditions of approval include verbiage that stated the family rooms could not be converted into bedrooms. He concluded by saying that perhaps another condition should be added that would require a landscape plan to come back before the Commission thereby resolving the problem of the depth of the parking pad.

**MOTION: By Commissioner Long, second by Vice Chair Parsons, that the Single Family Design Review for 2825 Newlands Avenue be approved subject to the Conditions attached on Exhibit A, with additional conditions being that the family rooms may not be converted into bedrooms and a final landscape design would come back before the Commission for approval that showed detailed plans for the parking pad and landscaping.**

**Ayes: Long, Parsons, Dickenson, Frautschi, Wozniak, Gibson, Horton**

**Noes: None**

**Motion Passed 7/0**

#### **5C. PUBLIC HEARING – 1110 Alameda De Las Pulgas**

**To consider a Negative Declaration of Environmental Significance, Conditional Use Permit, Design Review, Grading Plan, and Tree Removal Permit to construct a new 21,000 square foot Belmont Library within the 2.98-acre Belameda Park property. The new library will house books, periodicals, and audiovisual materials, and includes group study, tutoring, computer areas, and a community room. The proposed parking consists of 51 off-street uncovered spaces located adjacent to the building to the south.**

**(Appl. No. 03-0117)**

**APN: 045-024-060; Zoned: A (Agricultural)**

**CEQA Status: Negative Declaration**

**City of Belmont (Applicant and Owner)**

PP de Melo presented this project to the Commission recommending approval. He was available for questions from the Planning Commission.

C Frautschi asked for clarification regarding the reason for removing Tree #38 and Tree #39. PP de Melo explained that the City Arborist stated that because of the structural health of the trees and the grading that would be required, he found that the trees were in too poor of a condition to warrant serious tree protection measures.

FD Thomas Fil stepped up to the lectern to introduce the Building Architect and the Landscape Architect to the Commission. Speaking for the City, he stated further that he felt the projects' outcome would be something that the City and the Community would be proud of for many years to come.

Danielle Sergent, representing the Architectural firm, described the materials and design of the project to the Planning Commission.

Linda Gates, representing the Landscaping firm, reviewed the overall landscaping site plan and explained again the reasoning for the removal of trees #38 and Tree #39.

C Horton asked if deer would be in the area, and if so, have the plants that have been chosen for the landscaping been determined to be safe to wildlife.

Ms. Gates responded by saying that the safety of wildlife was taken into consideration when designing the landscape.

C Horton also asked for Ms. Gates to expound on the Café in the Library. Ms. Gates stated that there would be no cooking in the Café, and would only be serving snacks such as bagels.

C Horton inquired about the acoustical standards used for the Library. Ms. Sergent replied that they were going to use the residential standard for decibels for the library, which is a lower decibel than a Civic project.

C Long also voiced his concerns regarding the noise from the HVAC unit, and access from the parking lot to the playground. Ms. Sergent said that people would walk around the building to get to the playground.

CDD Ewing added that it would seem logical that people would park their cars closest to the entrance where they would be going, i.e., the people would either park close to the library entrance, or the park entrance, depending on where they were going.

C Frautschi asked the Architect to explain the "Marketplace" area in more detail. Ms. Sergent said this would be a more active area with computers and new book releases, etc., that would be separated from the quiet areas of the library. She added that the atmosphere in the Marketplace area would be similar to a bookstore, rather than a traditional library atmosphere.

Judie Davis of 2213 Ewell Rd, spoke before the Commission stating that she would like to request that the City consider adding local artwork to the scheme of the library, as it would be the perfect opportunity to bring the Community closer to the arts.

Joan Peceimer of 2724 Monserat addressed the Commission next, and voiced her strong support for the library project.

James Fotan of 2613 Somerset Dr, expressed his concern that the new building might cast too much shade on the apartment units that he owns right behind the project site. Ms. Sergent assured the speaker that the building would not darken the apartment units.

**MOTION: By Vice Chair Parsons, second by Commissioner Dickenson, to close the Public Hearing. Motion Passed.**

C Horton suggested that a decibel level should be set at the property line, and lighting height should also be added to the conditions of approval.

FD Fil suggested that the Commission direct staff to work with the Applicant and the Acoustical Consultant, and to give staff the administrative authority to set the decibel level, the City would comply with that.

CDD Ewing stated that he would prefer if the Commission chose a decibel level to include in the Conditions of Approval to assure that this requirement continued in the future, with a stipulation that the decibel level may be changed subject to a noise consultant.

C Parsons commented that the Applicant had one of the best sound consultants in the Country working with them, and since they are committed to putting insulation on the equipment and on the enclosures, he feels that the Commission may now be attempting to micro-manage the project unnecessarily.

C Long disagreed with C Parsons saying that he felt it was not micro managing to require a noise standard that endures into the future, and is not unduly restrictive.

Chair Gibson said that he agreed with C Parsons that this seemed like micro managing. He asked the other Commissioners to express their opinions.

C Horton stated that she didn't feel it was unreasonable to set a decibel standard. She added that she would agree to having the outside consultant set the standard, and that she was in favor of having a condition that sets a decibel level. C Dickenson agreed.

**MOTION: By Commissioner Long, second by Vice Chair Parsons to adopt a Negative Declaration of Environmental Significance as the appropriate CEQA documentation for the project pursuant to the provisions of the Public Resources Code known as the California environmental Quality Act, and City adopted Implementation Guidelines for the construction of the Belmont Public Library at 1110 Alameda de las Pulgas.**

**Ayes: Long, Parsons, Dickenson, Frautschi, Wozniak, Gibson, Horton**

**Noes: None**

**Motion Passed 7/0**

**MOTION: By Commissioner Long, second by Vice Chair Parsons to approve the Conditional Use Permit, Design Review, Grading Plan, and Tree Removal Permit to allow construction of the 2,200 square foot Belmont Public Library at the Belameda Park site at 1110 Alameda de las Pulgas subject to the conditions attached as Exhibit A, including the removal of 13 protected trees, and their replacement, as an additional condition including a noise cap specified as 60 decibels daytime maximum, and 55 decibels nighttime maximum at the property line. In addition, the final signage, landscaping and lighting plans will come back before the Commission before the project is completed and this will also include the final building material designation of the pergola columns.**

**Ayes: Long, Parsons, Dickenson, Frautschi, Wozniak, Gibson, Horton**

**Noes: None**

**Motion Passed 7/0**

**6. REPORTS, STUDIES, UPDATES, AND COMMENTS: None**

**7. PLANNING COMMISSION LIAISON TO CITY COUNCIL MEETING OF**

**TUESDAY, MARCH 23, 2004.**

Liaison: Commissioner Long

Alternate Liaison: Commissioner Gibson

**8. ADJOURNMENT: 10:05 p.m.**

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Craig A. Ewing, AICP

Planning Commission Secretary

*Audiotapes of Planning Commission Meetings are available for review  
in the Community Development Department*

*Please call (650) 595-7417 to schedule an appointment.*